



**BARRETTA
REALTY SKYLINE**

One Old Country Road, Carle Place, New York 11514
T. 516 663.0600 F. 516 663.0650
www.brsonline.com

XCAL ELI04737

06/26/2007

52 LENT SIREET

City of Poughkeepsie
DUICHES

DISI:

SECI: 6162

BLOCK: 80

LOI : 403103

CERTIFICATE OF OCCUPANCY SEARCH

We have been advised by the Building Department that a search of their records has been made for the above captioned premises. The following information has been found:

~~Attached please find a prior to letter issued from the~~
Building Department:
issued 06/20/2007 for a two family dwelling.

Open permit(s) requiring final inspection and/or
Certifications:

#821 issued 03/14/19/9 (expired) to enclose front porch.
#2760 issued 06/17/1985 (expired) to repair front and
back steps, handrail, and chimney including
painting and leaders.

Any construction or alteration made to the original structure may require a permit and/or certification.

Barretta Realty Skyline does hereby certify that the records of the above governmental agency were examined for EXCALIBUR. The information reported above is a true and accurate abstract of the information reported therein and no liability is assumed. This report is submitted for information purposes only for the exclusive use of EXCALIBUR.

002500/007500

id# 4882407 14940954





THE CITY OF POUGHKEEPSIE

NEW YORK

BUILDING DEPARTMENT

MUNICIPAL BUILDING, P.O. BOX 300, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4007

Fax: (845) 451-4006

June 20, 2007

Barretta Realty Skyline
1 Old Country Road, Ste. LL01
Carle Place, NY 11514

Re: 52 Lent Street
ID#: 263170
Tax Map #6162-80-403103
File # XCAL. ELT04737

Dear Sir/Madam:

A review of the records of the Building Department reveals that the property at 52 Lent Street contains one two story two family dwelling constructed prior to 1927, therefore, prior to the City of Poughkeepsie's requirements for Certificate of Occupancy. However, any activity or use taking place on and after the adoption of this provision shall be subject to the applicable requirements for building permit and Certificate of Occupancy.

There is no Certificate of Occupancy contained in this file. A Certificate of Compliance was issued February 28, 1977. Copy enclosed.

There is an open/expired building permit contained in this file, #827 issued 3/14/79 to enclose a front porch and #2760 issued 6/17/85 for repairs to front and back steps, handrail and chimney including painting and leaders.

There is an existing violation of record dated January 11, 1977. Copy enclosed.

Lent Street is maintained by the City of Poughkeepsie.

Sincerely,

Maria Elena Di Carmine
Administrative Secretary

Encs



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City of Poughkeepsie

DUICHES

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DEPARIMENT OF BUILDINGS VIOLATION SEARCH

In reply to your request for a violation search concerning the above mentioned premises, we have been advised by the BUILDING DEPARIMENT that a search of their records shows:

VIOLAIION(S) EXISI: SEE ATTACHED

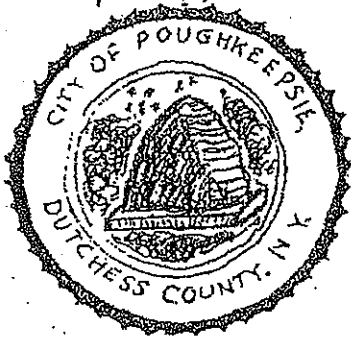
Barretta Realty Skyline does hereby certify that the records of the above governmental agency were examined for EXCALIBUR. The information reported above is a true and accurate abstract of the information reported therein and no liability is assumed. This report is submitted for information purposes only for the exclusive use of EXCALIBUR.

002500/002500

id# 4882407 14940956



Certificate of Compliance NO. _____



DEPT. OF MINIMUM HOUSING STANDARDS
DIVISION OF ORDINANCE CONTROL
CITY OF POUGHKEEPSIE

POUGHKEEPSIE, N.Y. February 28, 1977

PROPERTY IDENTIFICATION 52 Lent Street

PROPERTY OWNER [REDACTED]

Poughkeepsie, New York

I CERTIFY THAT I HAVE INSPECTED THE ABOVE PROPERTY AND
HAVE OBSERVED NO SIGNIFICANT CONDITIONS TO BE AT VARIANCE
WITH THE MINIMUM HOUSING STANDARDS ORDINANCE.

[REDACTED] (purchaser) will assume responsibility for the four remaining
violations of the inspection report of January 11, 1977.

Donald B. Lewis
CODE ENFORCEMENT OFFICER

Francis A. Crawford
CHIEF CODE OFFICER



THE CITY OF POUGHKEEPSIE
NEW YORK

OFFICE OF
SAFETY INSPECTION

January 11, 1977

[REDACTED]
[REDACTED]
Poughkeepsie, New York

REFERENCE: Minimum Housing Code Standards Inspection Report

52 Lent Street

Dear [REDACTED]:

A recent inspection of the above referenced property has revealed it to be in violation of the Minimum Housing Code Standards of the City of Poughkeepsie.

Should you desire to seek financial assistance in eliminating these violations, the City has established through its Community Development Program, a liberal, long-term 3% Loan Program. A Direct Grant Program is also available to eligible property owners. For additional information on the financial assistance available, please contact the Office of Property Development at 485-4788.

Failure to correct these violations within thirty (30) days will result in further action. However, we are confident that this will not be necessary and that we can count on your cooperation.

If you disagree with the attached findings, you may request a hearing before the Code Appeals and Review Board by filling out the attached form and returning it within ten (10) days to this Office.

We hope you will cooperate in rehabilitating your property and by doing so make Poughkeepsie a better place in which to live.

Very truly yours,

Francis A. Crawford
Francis A. Crawford
Chief Code Enforcement Officer

FAC/ea

P.S. If you no longer are the owner, please furnish this Office with the name and address of the present owner.

MUNICIPAL BUILDING

POUGHKEEPSIE, NEW YORK 12602

(914) 485-4780

Th. City of Poughkeepsie Division of Safety Inspection Housing Inspection Report

Address 52 Lent Street
 No. of Units: Dwelling 2 Roomers
 Type of Building Eframe No. of Stories 2
 Condition: Good Fair XX Poor
 Unfit Dem
 Heat: Central XX Space Supplied by Owner No
 Hot Water: Supplied by Owner No
 Floor

Name of Owner or Agent
 Address Poughkeepsie, N.Y.
 Phone No. of Owner
 Tenants
 Owner Occupied No
 Assessed Valuation
 #263170

21 Viol. Work Copy

The above property is found to be in violation of following sections of the City of Poughkeepsie Minimum Housing Standard

CODE SECTION	COMMENTS
EXTERIOR:	
Sec. 12-78.	East side leader pipe is missing. ✓
Sec. 12-89.	Some mortar joints are deteriorated in foundation walls. <i>removed by owner</i>
Sec. 12-90.	Handrail is required on front porch steps. ✓
Sec. 12-92.	Protective coating on paint is peeling on wood surfaces. ✓
Sec. 12-104.	Chimney mortar joints are deteriorated.
GENERAL NOTE:	
Sec. 12-115.	Water turned off, unable to inspect plumbing system. ✓
Sec. 12-116.	Water pipes of hot water heaters are disconnected. (Not operable). ✓
BASEMENT:	
Sec. 12-105.	No handrails for stair. ✓
Sec. 12-100.	Rubbish and debris. ✓
REAR STAIRWAY:	
Sec. 12-100.	No handrails for stair. ✓
ATTIC:	
Sec. 12-100.	No handrails for stair. ✓

CASE INFORMATION

Date of 1st Inspection January 11, 1977 (City Inspection)
 Reinspections Feb 18, 1977 See photo of condition
May 10, 1977 working 2 Reminders
 Final Inspection: Jan 24, 1977

Referred To:
 Fire
 Building Inspector
 Health
 Plumbing
 Electrical
 Corporation Counsel

Donald B. Lewis
 Inspector's Signature

Date January 11, 1977